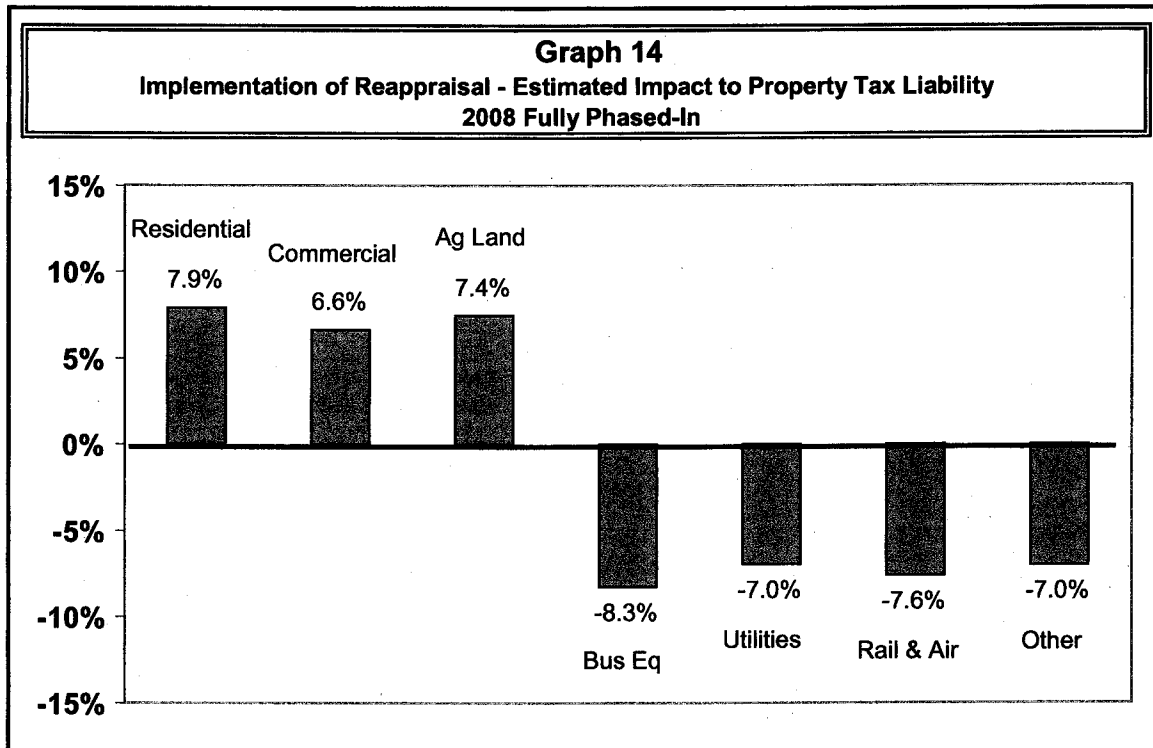


Graph 14 shows the estimated change in property taxes paid by different groups of property as a result of implementing reappraisal.



While the valuation of residential property increased 20.2%, the estimated taxes increased 7.9%. The close grouping of estimated increases in taxes paid for residential property, commercial property, and agricultural land reflects the close grouping of increases in valuation. As expected, there is a tax shifting as the other groups of property have a decrease in taxes paid.

The average increase in taxes paid for residential property is 7.9%. This number is a statewide average. There will be taxpayers that will have an increase lower than 7.9% and some who will have an increase higher than 7.9%. There will be some residential taxpayers who will see a decrease in property taxes.

The statewide distribution of estimated change in property taxes paid on residential property is shown in Graph 15. This analysis accounts for change due to reappraisal only. Other changes in mill levies caused by factors other than reappraisal could also impact the level of property taxes paid. The estimated changes in this analysis are due solely to changes in valuation due to reappraisal. All other factors are absent.

Statewide, it is estimated that 35% of residential property taxpayers will pay less property taxes in tax year 2008 after full reappraisal is implemented, than in tax year 2002.